



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO NIXA CITY COUNCIL CONCERNING A NIXA BEAUTIFICATION FAÇADE GRANT PROGRAM APPLICATION FOR 108 EAST MOUNT VERNON STREET

DATE: OCTOBER 2, 2023

SUBMITTED BY: TRISTIAN JACKSON

PRESENTED BY: PLANNING & DEVELOPMENT DEPARTMENT

Background

Section 23-1 of the City's Municipal Code of Ordinances establishes a Nixa Beautification Façade Grant Program. The purpose of the program is to encourage property owners to perform repairs and to update their buildings located in commercial or industrial zoned areas. The program affords a maximum of \$7,500 in matching funds for certain eligible improvements.

Eligible improvements include:

- New awnings or the restoration of existing awnings
- Exterior painting and/or paint removal
- Repair and restoration of brickwork, wood, masonry, and stucco
- Exterior lighting
- Reusable signage
- Repair and replacement of architectural details or materials
- Doors
- Rehabilitation or compatible reconstruction of storefronts
- Removal of metal siding and exterior slipcovers (surfaces)
- Patios, including base and railings
- Other architectural elements

Analysis

The application submitted for 108 East Mt Vernon, describes the proposed work as “completely renovating this building, new siding, windows, landscaping.” There will be additional interior work as part of the overall project. Only exterior projects are eligible for the grant. The building was originally constructed in 1950.



Three bids for the work were submitted:

Bidder	Bid Amount
Kingdom Krafters	\$16,020.00
Precision Home	\$17,840.00
LUXE Construction LLC	\$19,901.52

According to the guidelines approved by the City Council for evaluating grant applications, there are a variety of evaluation criteria to consider in rendering a recommendation:

- **Impact** – Overall impact of the project on city beautification.
 - Is the project located in a highly visible area?
 - Will the improvements increase the economic activity and appeal?
 - Will the project eliminate incongruent design elements or elements that pose a potential liability to the city?
 - Does the project seek to restore the historical or architectural significance of the building?
- **Financial Leverage**
 - Projects that leverage a greater private investment will be considered at a higher priority.
- **Cost/Schedule**
 - Is the project feasible in cost and schedule?
- **Sustainability/Permanence**
 - How permanent are the improvements and is there a maintenance plan for improvements?
 - Will the completed work be sustainable and potentially transferable to future owners?
- **Community Contribution**
 - Is the applicant a positive presence in the community? Do they demonstrate a “good neighbor” policy toward other property owners?
 - Is the area around the property kept clean and free of debris on a consistent basis?
 - Does the property participate in organized promotions or other community-based activities?
 - Does the applicant actively promote Nixa and their own property?

If awarded, the applicant must complete the required work within six months and must provide detailed receipts and statements of cost prior to being reimbursed by the City. The applicant is not allowed to be reimbursed for work done on their own or by a company they own or have a financial interest in. The applicant is also held responsible for complying with all applicable local, state, and federal regulations involved in the construction process.



The building subject to this grant application is currently vacant. Vacant buildings are eligible if owners intend to begin utilizing the building at the time the façade improvements are completed. In the event that the building is not in use within three (3) months of the completion of any façade improvement, any matching funds provided through the grant program shall be immediately refunded.

Recommendation

Staff has reviewed the Façade Grant application for completeness. It is the Planning and Zoning Commission and City Councils discretion on the total awards amount. Applicant is eligible to receive \$7,500. Staff Recommends approval.



Nixa Beautification Façade Grant Program

PROJECT ADDRESS: 108 East Mount Vernon Street., Nixa, MO

Applicant: Tristin Jackson Phone: 4172092818

Applicant's Address: 845 W Charlottle Republic, MO 65738

Property Owner: Tristin Jackson Phone: 4172092818

Property Owner's Address: 845 W Charlottle Republic, MO 65738

Indicate if all correspondence is to be sent to: Applicant Property Owner

Briefly describe scope of improvements:

We are completely renovating this building. New siding, windows, landscaping,

Please include the following with the application:

- Three professional contractor bids for the cost of the proposed improvements
- Digital photos of the existing building façade and a design sketch or rendering

Estimated Costs:

Façade Improvement Cost: \$17,000.00

Property Owner Authorization/Certification

I have read accompanying guidelines and attest that the information included in this application is accurate to the best of my knowledge. I understand that grants are not guaranteed and are up to the sole determination of the Nixa City Council.

 Tristin Jackson 8/16/23
 Applicant Signature Date

 Tristin Jackson 8/16/23
 Property Owner Signature (if other than applicant) Date



Nixa Beautification Façade Grant Program

Nixa Beautification Façade Grant Program
Agreements and Conditions

Initial

- TS The applicant (or property owner) is in good standing by payment of taxes and assessments to the City of Nixa.
TS I affirm that this project will conform to all applicable codes, ordinances and regulations.
TS All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed.
TS The project will be completed with 6 months of approval by the City Council (or negotiated extension approved by City Council)
TS Applicant agrees that all work will be completed in a professional manner and that continued maintenance of the property and improvements will be ongoing.
TS The applicant agrees that only the work approved by the City Council in the application process shall be eligible for reimbursement, unless the City Council has approved changes in an amended agreement, and that no work done on the project prior to formal approval is eligible for reimbursement.
TS The applicant must submit copies of invoices, receipts, proof of payment and itemized statement of the total cost of the project to the City of Nixa within 3 months of project completion.
TS The applicant will abide by Equal Employment Opportunity and Civil Rights guidelines.
TS The applicant shall indemnify, protect, defend and hold harmless the City of Nixa and its agents and employees from all claims, damages, lawsuits, costs, and expenses for any property damage, personal injury, or other loss relating to the Nixa Downtown Façade Grant Program.

Applicant Signature: Tristin Jackson, Date: 8/16/23
Property Owner Signature (if other than applicant): Tristin Jackson, Date: 8/16/23

Deadline: 15th of Each Month
Submit Completed application to:
Nixa Planning and Development Department
715 W Mt Vernon, Nixa, MO 65714
(417)725-5850



QUOTE #917

SENT ON:

Aug 15, 2023

RECIPIENT:

Tristin Jackson

108 East Mount Vernon Street

Nixa, Missouri 65714

Phone: 417-209-2818

Sales Rep: Tyler Arnold

SENDER:

Kingdom Krafters

214 West Phelps Street #205

Springfield, Missouri 65806

Phone: 4173700226

Email: kgoodwin@kingdomkrafters.com

Website: kingdomkrafters.com

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Kingdom Guarantee	The Kingdom Guarantee is really simple. All installations come with a lifetime workmanship guarantee. If a problem occurs because of our installation, we'll come back and fix it ASAP. No prorating. No trip charges. No finger-pointing. Like we said, simple!	\$0.00
Referral Program	We understand that word-of-mouth referrals are one of the best ways to grow our business, which is why we are offering this special promotion. All you need to do is refer someone who needs our services and if they choose us for their project, then we will reward you with \$250 — every time!	\$0.00
Vinyl Siding	Includes removal of existing siding and install Alside vinyl siding with Tyvek house wrap.	\$9,025.00
Vinyl Windows	Includes removing existing picture windows and install new picture windows.	\$1,800.00
Vinyl Windows	Includes removing existing windows and installing new single hung windows	\$3,325.00
Fascia	Includes removing existing fascia and installing new fascia	\$1,520.00
Dumpster	Includes dumpster for disposal of material	\$350.00

Total

\$16,020.00

Aug 15, 2023

Date

Client Signature

Electrical, hvac, awning, brick needs to be pulled off. Doors need to be done before hand. We will need to know size of awnings beforehand.

The price quoted excludes any amounts for wood rot or repair of hidden damages. Payment terms are 50% of the total price to be paid on the first day of construction. The remaining 50% is due within 30 days of project completion. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

1444 East Bradford Parkway
 suite I mailbox 7
 Springfield, Missouri 65804
 4174503300
 precisionhomehi@gmail.com | precisionhomehi.com



RECIPIENT:

Tristin Jackson

108 East Mount Vernon Street
 Nixa, Missouri 65714
 Phone: 417-209-2818

Estimate #288	
Sent on	Aug 15, 2023
Contract Disclaimer	This quote is not binding. It is based on the information provided and may change based on additional services or new specifications.
Total	\$17,840.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Labor and materials	1. Demo and Install -Remove exterior siding and install new vertical siding around the exterior of the property.(This includes dump and removal fees) \$10,070 2. Remove existing metal windows and Install new vinyl windows throughout the entire property. This bid includes white windows. (This includes dump and removal fees) \$6,020 3. Remove old fascia on the exterior of the building and install new fascia flashing around the entire exterior. The color of the fascia will be black. (This includes dump and removal fees) \$1,750	1	\$17,840.00	\$17,840.00

Total **\$17,840.00**

This quote is valid for the next 30 days, after which values may be subject to change. By signing below, you are accepting this quote and all associated costs and agree to pay Precision Home the amount of this quote upon completion. Please read over the quote very carefully. If there are any discrepancies, or this quote does not contain all items of the project you were wanting please let us know before signing and before the work has started. If any upgrades occur, a new quote will need to be signed for acceptance due to upgraded costs may apply.

Signature: _____ **Date:** _____

ESTIMATE

From

LUXE Construction LLC
1736 E. Sunshine St. Suite 216
Springfield, Mo 65804
417-872-9055

Bill To

Tristin Jackson
108 East Mount Vernon Street
Nixa, Missouri 65714

Estimate #

785 Remodel

Estimate Date

08/15/2023

Description

Amount

Bid For Labor & Materials:

19,901.52

1. Remove existing exterior siding and install new 4" vertical siding around the exterior of the property. \$11,050.27

2. Remove and replace existing metal windows with 10 new vinyl windows throughout property. \$6,572.36

3. Remove all fascia on the exterior of building and install new fascia/flashing around the entire exterior of the building. \$2,278.95

Total

\$19,901.52

Terms & Conditions

This is an estimate and may be subject to change due to unforeseen circumstances

Half due before project start, remainder due when finished



Elite Petz
Dog Grooming

Elite Petz
Dog Grooming

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